



**SPECIAL MEETING SUMMARIZED MINUTES  
HISTORIC PRESERVATION COMMISSION  
3rd Floor Conference Room, Suite 300, One Civic Center  
7447 E. Indian School Road, Scottsdale, Arizona  
March 2, 2006  
5:00 p.m.**

**CALL TO ORDER**

Chairman Wimmer called the meeting to order at 5:22 p.m.

**ATTENDANCE**

**Present:** Ed Wimmer, Chairman  
George Hartz, Vice-Chairman  
Kathy Howard  
Paul Winslow (arrived 5:56 p.m.)

**Absent:** Nancy Dallett  
Dezbah Hatathli

**Staff:** Don Meserve

**Also Present:** Ernest Cunningham  
John H. Keating  
Charlotte Kritzer  
Stuart Kritzer  
Don Osback  
Bruce Phillips  
Donna Phillips  
Tim Renling  
Kaye Temple  
Russell R. Temple

**1. INTRODUCTIONS AND ROLL CALL/ MINUTES**

The presence of Commissioners as shown above was noted.

**PUBLIC HEARING ITEMS**

Mr. Meserve noted that three cases are before the Commission for Certificates of Appropriateness. Staff is recommending approval of all three cases. Referring to the map of each historic district, he noted that all three homes have had prior alterations and improvements and are shown on the maps as non-contributing. All applicants within the

historic districts are given the same preservation guidelines to follow and go through the same process. Mr. Meserve consulted via phone with Ms. Abele in New Orleans.

**2. 6744 E. HOLLY CERTIFICATE OF APPROPRIATENESS, CASE 1-HP-2006**

Chairman Wimmer introduced the case, a request for approval of site plan and elevations for a proposed two-car garage addition to an existing single-family residence in the Village Grove Historic District.

Mr. Meserve displayed the proposed site plan and elevations for Case 1-HP-2006. Mr. Stuart Kritzer, the Owner/Applicant, added that the windows in the new garage door will be similar to the rectangular windows in the existing garage door.

There was no public comment on this application.

**VICE-CHAIRMAN HARTZ MOVED TO ISSUE A CERTIFICATE OF APPROPRIATENESS IN CASE 1-HP-2006, REFLECTING THE CONSISTENCY OF THE DESIGN AND MATERIALS OF THE GARAGE EXTENSION WITH THE MATERIALS AND APPEARANCE OF THE EXISTING HOUSE. COMMISSIONER HOWARD SECONDED THE MOTION.**

Commissioner Winslow proposed clarifying that this use of materials is acceptable because it is consistent with changes that have already been made to the property. This does not set a precedent.

**VICE-CHAIRMAN HARTZ WITHDREW THE MOTION FROM THE TABLE.**

**HE MOVED THAT A CERTIFICATE OF APPROPRIATENESS BE APPROVED FOR CASE 1-HP-2006, AS SUBMITTED BY THE HOMEOWNER, RECOGNIZING THAT THE SUBMISSION IS CONSISTENT WITH THE STYLE AND MATERIALS EXISTING ON THE HOUSE, AND ALSO RECOGNIZING THAT THIS IS AN APPROPRIATE EXCEPTION, GIVEN THAT THIS HOUSE HAS HAD CHANGES FROM ITS HISTORIC CHARACTER AND IS NOT A CONTRIBUTING HOUSE TO THE HISTORIC DISTRICT. COMMISSIONER HOWARD SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

**3. 7302 E. CYPRESS CERTIFICATE OF APPROPRIATENESS, CASE 2-HP-2006**

Chairman Wimmer noted this proposal is an approval of site plan and elevations for a proposed two-car garage addition to an existing single-family residence in the Town and Country Scottsdale Historic District.

Mr. Meserve reported that this home is at the end of a cul-de-sac. Because of the angle of the house, the addition in the side yard will be less visible from the public street. On the front elevation, the proposed roof has a low gable, setback from the front façade and matching the pitch of the existing roof, while in the back the proposed roof is flat.

Mr. Ernest Cunningham, the Owner/Applicant, provided an explanation of the proposed rooflines and elevations, which take the irregular shape of his lot into consideration.

Chairman Wimmer inquired about the encroachment exception in the yard setback that was granted. Mr. Cunningham pointed out the encroachment area on the plan. Mr. Meserve reviewed the zoning setbacks in force and the allowance for a home to encroach onto 30% of

the rear yard setback area. Chairman Wimmer noted that the zoning standards are beyond the Commission's purview.

In reply to a question from Commissioner Winslow, Mr. Cunningham explained how two cars would use the garage. A discussion ensued regarding the placement of the garage door in relation to the encroachment.

Commenting that the roofline seems to be busy for an otherwise simple roof form, which is one of the neighborhood's defining characteristics, Chairman Wimmer asked whether the architect had looked at any other options.

The Applicant explained some of the design difficulties. A discussion ensued regarding various options for accomplishing the proposed improvements.

Commissioner Winslow acknowledged the difficulty faced by the Applicants. He suggested that the front wall of the proposed garage addition could be made straight so that the door would not be at an angle to the front facade. More space would be enclosed but the solution would seem to be more consistent. He was most troubled by the plan to pave right up to the property line, which is not typical of the neighborhood.

Mr. Cunningham explained that the front wall of the proposed garage could not be straightened out because of Building Code setback requirements. Commissioner Winslow suggested applying for a variance. Chairman Wimmer commented that the Commission would consider forwarding a recommendation to Development Services for a variance.

A discussion ensued on driveway materials and landscaping. Mr. Don Osback, the Applicant's neighbor, confirmed he is happy with the proposal. In the course of discussion it was acknowledged that the depiction of the driveway is not completely accurate on the site plan submitted. Mr. Cunningham provided an aerial photograph for further clarification.

Mr. John Keating of 7308 East Monte Vista addressed the Commission with regard to the roof lines.

**VICE-CHAIRMAN HARTZ MOVED THAT THE COMMISSION APPROVE A CERTIFICATE OF APPROPRIATENESS FOR CASE 2-HP-2006 FOR THE PLANS AS SUBMITTED, RECOGNIZING THAT THIS IS A NON-CONTRIBUTING STRUCTURE TO THE HISTORIC DISTRICT, AND RECOGNIZING THAT GIVEN THE CONSISTENCY OF STYLE AND MATERIALS AND THE CHALLENGING SPACE WITHIN THE PROPERTY, THE SOLUTION IS APPROPRIATE AND WORTHY OF THE CERTIFICATE OF APPROPRIATENESS. THE MOTION WAS SECONDED BY COMMISSIONER HOWARD AND CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

**4. 6838 E. ALMERIA CERTIFICATE OF APPROPRIATENESS, CASE 3-HP-2006**

Chairman Wimmer noted that this case is for approval of a site plan and elevations for enclosing and expanding the rear patio area of an existing single-family residence in the Village Grove Historic District.

Mr. Meserve noted that Almeria Road curves slightly so the home faces southeast. There is an alley to the east of the property and another alley in the rear. This house is stucco, having been previously altered. Currently the house has a covered, partially enclosed patio on the

rear. The proposal is to fully enclose the patio. An existing window is also to be moved. The roof remains unchanged.

Mr. Meserve asked whether the Commission wants to see similar cases in the future where homeowners are seeking to enclose an existing covered patio, which is not very visible from the street, or if the Commission would prefer that staff consider a Certificate of No Effect.

Mr. Russell Temple, father of the Applicant, addressed the Commission, noting design problems that have existed since the patio was first enclosed. These issues are now creating obstacles to Applicant's ability to remodel the home. Chairman Wimmer replied that the Commission does not consider those Building Code related questions.

Commissioner Winslow opined that staff could review and approve applications in these types of cases, unless staff felt there was a reason to bring the application to the Commission. The Commission's time can be better spent on other issues. Vice-Chairman Hartz agreed. Chairman Wimmer commented that staff could handle cases like this with little or no impact on the neighborhood on an administrative level. Commissioner Howard concurred.

**VICE-CHAIRMAN HARTZ MOVED TO ISSUE A CERTIFICATE OF APPROPRIATENESS FOR CASE 3-HP-2006 FOR THE PLAN AS SUBMITTED, RECOGNIZING THAT THE PROPOSED PROJECT INVOLVES NO ALTERATION TO THE ROOFLINE, NO ADDITIONAL STRUCTURES THAT ARE VISIBLE FROM ANY PLACE IN THE NEIGHBORHOOD AND REFLECTS DESIGN AND MATERIALS APPROPRIATE TO THE CIRCUMSTANCES.**

**COMMISSIONER HOWARD SECONDED THE MOTION. SHE SUGGESTED AMENDING THE MOTION TO RECOGNIZE THAT THIS PROPERTY IS A NON-CONTRIBUTING STRUCTURE TO THE HISTORIC DISTRICT. THE AMENDED MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

At the invitation of Chairman Wimmer, Mr. Bruce Phillips addressed the Commission. His home in the Village Grove Historic District has remained unaltered since it was built in 1958. Chairman Wimmer gave Mr. Phillips a copy of the design guidelines and suggested that he meet with Mr. Meserve to look at options for adding a garage.

Chairman Wimmer further noted that unique situations may exist that relate to the way the neighborhoods were planned, which may be different than the way planning staff see criteria for neighborhood planning. He directed that work be done at the staff level to try and resolve these cases, but asked staff to ensure that the Planning and Development Services Department understands that these unique neighborhood characteristics should be maintained. As the rules are interpreted, consideration should be given to how the neighborhood was in the past, rather than the current criteria. Mr. Meserve noted that the Historic Preservation Commission has the ability to propose amendments to the zoning ordinance or other standards through the HP Plan.

## **REGULAR AGENDA ITEMS**

**5 MINUTES: FEBRUARY 8, 2006 JOINT MEETING AND FEBRUARY 8, 2006 SPECIAL MEETING**

Vice-Chairman Hartz made a correction to the minutes of the joint meeting. He first moved to Scottsdale in 1968. He clarified that he was away from the City for some years and then returned.

Commissioner Howard noted that the penultimate sentence about her should read as follows: "She has lived in the Valley since 1946 and was employed for 21 years by Motorola."

**COMMISSIONER HOWARD MOVED TO ACCEPT THE MINUTES OF THE FEBRUARY 8, 2006 JOINT MEETING WITH THE CHANGES DISCUSSED. COMMISSIONER WINSLOW SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FOUR (4) TO ZERO (0).**

**VICE CHAIR HARTZ MOVED TO ACCEPT THE MINUTES OF THE FEBRUARY 8, 2006 SPECIAL MEETING. COMMISSIONER HOWARD SECONDED THE MOTION, WHICH CARRIED BY A UNANIMOUS VOTE OF FOUR (4) TO ZERO (0).**

6. **REPORT AND RECOMMENDATION FROM CHAIR OF THE HISTORIC RESIDENTIAL EXTERIOR REHABILITATION COMMITTEE ON THE KEATING APPLICATION FOR REHAB FUNDS**

The presence of the Applicant, Mr. John Keating, was noted.

Commissioner Winslow apologized to the Applicant, noting that he does not have a coherent statement that summarizes the Committee's recommendation on his application.

Vice-Chairman Hartz commented that with the supplemental materials provided, he no longer has a concern regarding material missing from the Application. He asked whether the architects in the group feel that the material is appropriate for the roof work being proposed. Not being an architect, he felt unqualified to decide.

Mr. Meserve reported on the comments he received from committee members. He reported that Joy Rich reviewed the Application and recommended in favor. Janie Ellis reviewed the Application and was in favor. Jeff McCall had a concern that this project does not visually improve or impact the appearance of the home from the street, which is one of the priorities of the guidelines. He could not recommend approval of the Application. Mr. Meserve re-read the guidelines for applications and noted that preserving structural integrity is also listed as a priority. Vice-Chairman Hartz commented that he felt the priorities would help rank and make decisions between multiple applications.

Mr. Meserve explained that although the preservation guidelines for roofs in the Town and Country Historic District do not encourage the use of a foam roof, but that the Green Building principles in the text emphasize foam roofing as a way to add insulation. He commented that the guidelines text may be somewhat contradictory.

Commissioner Winslow opined that preservation of structural integrity is very significant. He recalled a specific discussion about structural integrity as a priority. He has a concern that the roof will be visible and a foam roof will detract from the appearance. Mr. Meserve explained that the home has a low-pitched gable with the end of the gable towards the street with two windows on the front wall. The existing carport roof is flat.

Chairman Wimmer thanked the Applicant for attending. He remarked that he would prefered making a presentation on the merits of Mr. Keating's Application within the framework of the Committee's recommendation.

Commissioner Winslow explained the technical issues with foam roofs in a historic neighborhood. He expressed his doubts regarding installation of a foam roof. On the other hand, the rolled roof is probably no more in character with the original than a foam roof.

Mr. Meserve noted that Ms. Ellis in her comments had various suggestions for the method of installation of a foam roof. Mr. Meserve consulted with Jodie Brown regarding the Phoenix process for finalizing the scope of work. He advised the meeting that the Commission has the option of giving direction to applicants and asking them to come back with alternative plans that will be more consistent with the guidelines for the next application cycle. .

Commissioner Winslow suggested that the item be approved if there is some assurance that that the Applicant is sensitive to the detail of installing the foam roof. He noted the position of the rest of the Committee Members for approval. The one person who was not in favor of approving the Application had an objection that would probably be withdrawn upon discussion. Based on the response from the other Committee Members, he would be willing to move approval of this application.

At the invitation of Chairman Wimmer, Mr. Keating addressed the Commission. He explained the process by which he obtained the roofing estimates. He showed photographs of his home, adding that he has no plans for alterations and that he feels his home is one of the better ones on his street. He is open to using either foam or a rolled roof. Mr. Keating added that he prefers foam for energy savings. He intends to keep the original windows, even though more energy-efficient modern windows are available. Both companies that he obtained quotes from assured him that they graduate the edge of the foam to meet the flashing so that the foam is not apparent on the edge. The design of his home makes the roofing material much less visible.

Chairman Wimmer inquired whether Mr. Keating would be willing to work with the Committee on the edge detail to ensure that the edge is tapered. Commissioner Winslow suggested stipulating in the motion that the foam is to taper from the edge of the roof to the building line. Mr. Keating advised the meeting that the house has approximately a two-foot overhang, adding that both roofing vendors have verbally assured him they will taper the foam to preserve the clean edge appearance.

Chairman Wimmer commended the Applicant for his intention to remove and repair the existing roof.

**VICE-CHAIRMAN HARTZ MOVED THE APPROVAL OF FUNDING UNDER THE HISTORIC RESIDENTIAL EXTERIOR REHABILITATION PROGRAM TO THE PROPERTY AT 7308 EAST MONTE VISTA ROAD PER THE PLANS SUBMITTED, BUT RECOGNIZING THE NEED TO WORK WITH STAFF TO PROVIDE THE PROPER TAPER OF THE ROOF TO MINIMIZE VISUAL DISTRACTIONS. COMMISSIONER HOWARD SECONDED THE MOTION.**

Mr. Meserve undertook working with Mr. Keating in terms of the motion with regard to the scope of work and the amount of the funding. The City will be buying a Conservation Easement valued at half of the construction cost. His goal is to have this on the agenda for

approval on the April 4th City Council meeting. He will have the homeowners sign the rehab agreement and establish the scope of work after consulting with Commissioner Winslow.

Chairman Wimmer observed that he finds it very encouraging that the Applicant has taken Green Building principles into consideration. He commended the Applicant for doing a marvelous job in bringing this forward.

**THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

Mr. Keating thanked the Commission, remarking that he appreciates the time and efforts of the Commission. It makes him feel good that he has chosen to raise his family in this neighborhood.

**7. ADDITIONAL APPLICATION CYCLE IN SPRING 2006 FOR THE HISTORIC RESIDENTIAL EXTERIOR REHABILITATION PROGRAM**

Vice-Chairman Hartz reported that since only one application was received, the Committee suggests holding another cycle for the grant program. Deadlines would be set such that the recommendations could be sent to City Council before the summer break. Vice-Chairman Hartz noted that at the February 25<sup>th</sup> Design Day at Coronado High School, some residents had expressed interest in the program. Mr. Meserve added that when the first historic district signs were installed by the Mayor on February 11th, several residents mentioned they had considered submitting applications but had not been able to meet the original deadline for completing the plans and obtaining two cost estimates.

**COMMISSIONER WINSLOW MOVED THAT STAFF BE AUTHORIZED TO PREPARE A STRATEGY TO INTRODUCE AN ADDITIONAL APPLICATION CYCLE FOR SPRING 2006 FOR THE HISTORIC RESIDENTIAL EXTERIOR REHABILITATION PROGRAM. VICE-CHAIRMAN HARTZ SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY BY A VOTE OF FOUR (4) TO ZERO (0).**

Mr. Meserve reported that he will ascertain City Council meeting dates before a summer break with the objective of having the second round of recommended applications approved by City Council before any summer break.

**8. FEBRUARY 8TH JOINT MEETING WITH PLANNING COMMISSION AND FEBRUARY 22ND PLANNING COMMISSION PUBLIC HEARING ON TALIESIN WEST HP OVERLAY ZONING.**

Chairman Wimmer reported that this item was moved to the consent agenda, hence there was no need to make a formal presentation. When this matter goes to City Council, all the documentation, including Ms. Dallett's PowerPoint presentation, will be in the packets.

Chairman Wimmer expressed willingness to have a member of the Planning Commission attend Historic Preservation Commission meetings, with the understanding that the Commissioner would not be a voting member. He expressed thanks to Ms. Dallett for her work on preparing a presentation on Taliesin West. Mr. Meserve reported that this item is scheduled to go before City Council on April 4th with favorable recommendations from both commissions. Staff will send hearing notices out to surrounding neighbors next week. Chairman Wimmer noted that this hearing date is after the local election.

**9. DISCUSSION: PARADA DEL SOL AND DESIGN DAY EVENTS**

Vice-Chairman Hartz added that the Winfield Scott birthday event also took place in February. He reported that the Parada del Sol was well attended.

Vice-Chairman Hartz, Mr. Meserve, Commissioner Dallett, Ms. Handley and Ms. Prudhom volunteered for the Design Day on February 25<sup>th</sup> at Coronado High School. This led to valuable contacts with interested members of the public. Mayor Manross also visited the Historic Preservation Program information table when two commissioners were present.

The Winfield Scott Birthday party took place on February 28th in front of the Little Red Schoolhouse. The Commission had a table with brochures on the buildings on the Scottsdale Historic Register. Vice-Chairman Hartz opined that the Commission should attend this event every year to provide information on the program.

Chairman Wimmer commented that this year's wagon at the Parada del Sol on February 18th was one of the most successful the Commission has done. He expressed thanks to Commissioner Winslow for contributing the building placards for the wagon. He added that Commissioner Dallett deserves recognition for having thought of the concept of using placards with pictures of historic buildings to be carried in the horse-drawn wagon. Chairman Wimmer suggested that for next year, a few more placards might be added to the wagon, with the eventual goal of displaying a placard for every building on the register.

Mr. Meserve reported that the Mayor inaugurated the first 1950s Neighborhood Historic District signs on February 11th. Several Councilmembers attended, as did Chairman Wimmer and Commissioners Hatathli and Dallett. There was a good turnout of residents in each neighborhood and local newspapers covered the event.

Chairman Wimmer asked Mr. Meserve to address the text on the Historic Neighborhood signage. Mr. Meserve replied that people commented that the line of text at the bottom of the signs was too small. The title is lengthy. He has discussed other possibilities with the designer and determined that for the time being the signs will be installed as they are, since they were already made and paid for as custom signs. If negative public commentary continues, it might be necessary to redesign the signage. Chairman Wimmer asked Commissioners to pay attention to feedback and relay any comments to staff. Chairman Wimmer strongly defended the 1950s style of the signs.

Mr. Meserve added that at the Design Day, he had spoken with members of the public who were interested in having their neighborhoods designated. A discussion ensued regarding questions by members of the community regarding the process of designating historic neighborhoods. Chairman Wimmer suggested that if there are neighborhoods active in preservation that do not fit the Commission's criteria, the Commission could advise the Neighborhood Enhancement Commission.

**10. COMMITTEE REPORTS/MEETING SCHEDULES/DISCUSSION**

**a. Community Outreach Committee - Commissioner Hartz**

Vice-Chairman Hartz commented that the Commission must select a date for a downtown walking tour. Last year this event took place on the first Saturday in May. An alternate suggestion is to hold the tours in conjunction with Architecture Week at the end of March, as



suggested by past-Commissioner Doug Sydnor. Vice-Chairman Hartz undertook to pursue the Architecture Week possibility further and report back at the next meeting.

**b. Historic Register Committee**

Commissioner Howard announced that a Historic Register Committee meeting is scheduled for March 8th in the Community Design Studio at 5:15 pm.

**c. Historic Residential Exterior Rehabilitation Committee**

None.

**d. Taliesin West Liaison - Commissioner Dallett**

None.

**11. REPORT/DISCUSSION: HPO/STAFF REPORT AND ANNOUNCEMENTS**

Mr. Meserve advised the Commission that April 8th is a tentative date for an open house with the residents of Scottsdale Estates 4 and Cavalier Vista 3 and 4. This is a follow-up to the motion to proceed with talking to the two neighborhoods that are next in line for consideration as potential neighborhood historic districts. He proposed to hold both open houses on the same Saturday afternoon at different times. The Commissioners present agreed that the date is acceptable and Mr. Meserve undertook to organize the event. Staff will arrange a joint study session with the Planning Commission to discuss these two neighborhoods at some time after the open house and before any future hearing by the Planning Commission on neighborhood historic districts.

Mr. Meserve reported that Ms. Abele's brother passed away recently and that she was now in Florida with family members. Chairman Wimmer expressed the condolences of the Commissioners

**12. COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

None.

**13. PUBLIC COMMENTS**

None.

**14. FUTURE MEETINGS AND AGENDA ITEMS**

None.

**15. ADJOURNMENT**

There being no other business to discuss, the meeting adjourned at 7:14 p.m.

Respectfully submitted,  
A/V Tronics, Inc.